

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29131



14/15

Property Information

property address: 1904 S TEXAS AVE

legal description: HILLCREST, BLOCK T, LOT 4,5,6

owner name/address: MANCUSO INVESTMENT LTD

PO BOX 3480

BRYAN, TX 77805-3480

full business name: Party Time Rentals

land use category: Retail

type of business: costume/party rentals

current zoning: C3

occupancy status: OCC.

lot area (square feet): 29,550

frontage along Texas Avenue (feet): 151

lot depth (feet): 160

sq. footage of building: 13,138

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): metal

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1968 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) chain fence around back  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: metal

overall condition (specify): metal

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 10 front

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no

if yes, which ones: either - curb cuts take up all

Tr. Frontage  
meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: all good asphalt.

### Outside Storage

☒ yes ☐ no (specify) lots of storage sheds & materials in back  
(Type of merchandise/material/equipment stored) ship container, smoker

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

back is clearly work space. lots of outdoor  
storage